

1.1.2.1 SMALL PROJECT DRAINAGE REVIEW

Small Project Drainage Review is a simplified drainage review for small residential building, clearing, and subdivision projects or small **agricultural projects** that result in either (a) 10,000 square feet or less of impervious surface added on or after January 8, 2001 (the effective date of the ESA 4(d) Rule for Puget Sound Chinook salmon) or (b) less than 4% of total impervious surface as specified in this section. The core and special requirements applied under Full Drainage Review are replaced with simplified small project drainage requirements that can be applied by a non-engineer. These requirements include simple stormwater dispersion, infiltration, and **site** design techniques called flow control Best Management Practices (BMPs), which provide the necessary mitigation of flow and water quality impacts for small projects. Also included are simple measures for erosion and sediment control (ESC). This simplified form of drainage review acknowledges that drainage impacts for many small project proposals can be effectively mitigated without construction of costly flow control and water quality facilities.

The Small Project Drainage Review process minimizes the time and effort required to design, submit, review, and approve drainage facilities for these proposals. In most cases, the requirements can be met with submittals prepared by contractors, architects, or homeowners without the involvement of a **civil engineer**.

Note: some projects subject to Small Project Drainage Review may also require Targeted Drainage Review if they meet any of the threshold criteria in Section 1.1.2.2 (p. 1-14).

Threshold

Small Project Drainage Review is required for any **single family residential project** or **agricultural project** that will result in 2,000 square feet¹³ or more of **new impervious surface** or 35,000 square feet or more of **new pervious surface**, AND that meets one of the following criteria:

- The project will result in no more than 10,000 square feet¹³ of **total impervious surface** added on or after January 8, 2001 and no more than 35,000 square feet¹³ of **new pervious surface** (for **sites** zoned as RA, F, or A, this **new pervious surface** threshold may be increased to 70,000 square feet¹³ or 35% of the **site**, whichever is greater), OR
- The project will result in no more than 4% **total impervious surface** and 15% **new pervious surface** on a single parcel **site** zoned as RA or F, or on a single or multiple parcel **site** zoned as A, AND all impervious surface area, except 10,000 square feet of it, will be set back from its natural location of discharge from the **site** at least 100 feet for every 10,000 square feet of **total impervious area**.

*Note: for the purposes applying this threshold to a proposed single family residential subdivision (i.e., plat or short plat project), the impervious surface coverage assumed on each created lot shall be 4,000 square feet (8,000 square feet if the **site** is zoned as RA) or the maximum allowed by KCC 21A.12.030, whichever is less. A lower impervious surface coverage may be assumed for any lot in which the lower impervious surface coverage is set as the maximum through a declaration of covenant recorded for the lot. Also, the **new pervious surface** assumed on each created lot shall be the entire lot area, except the assumed impervious portion and any portion in which native conditions are preserved by a clearing limit per KCC 16.82, a covenant or easement recorded for the lot, or a tract dedicated by the proposed subdivision.*

Scope of Requirements

IF Small Project Drainage Review is required, THEN the proposed project must comply with the simplified small project submittal and drainage design requirements detailed in *Small Project Drainage Requirements* adopted as Appendix C to this manual and available as a separate booklet from DNRP or DDES. These requirements include simplified BMPs/measures for flow control and erosion and sediment control.

¹³ The thresholds of 2,000, 10,000, 35,000, and 70,000 square feet of impervious or pervious surface shall be applied by **threshold discharge area** and in accordance with the definitions of these surfaces in Section 1.1.

Presumption of Compliance with Core and Special Requirements

The simplified drainage requirements applied under Small Project Drainage Review are considered sufficient to meet the overall intent of the core and special requirements in Sections 1.2 and 1.3, except under certain conditions when a proposed project has characteristics that trigger Targeted Drainage Review (see the threshold for Targeted Drainage Review in Section 1.1.2.2, p. 1-14) and may require the involvement of a **civil engineer**. Therefore, any proposed project that is subject to Small Project Drainage Review as determined above and complies with the small project drainage requirements detailed in Appendix C is presumed to comply with all the core and special requirements in Sections 1.2 and 1.3 **except** those requirements that would apply to the project if it is subject to Targeted Drainage Review as specified in Section 1.1.2.2 (p. 1-14).

1.1.2.2 TARGETED DRAINAGE REVIEW

Targeted Drainage Review (TDR) is an abbreviated evaluation by DDES permit review staff of a proposed project's compliance with selected core and special requirements. Projects subject to this type of drainage review are typically Small Project Drainage Review proposals or other small projects that have *site*-specific or project-specific drainage concerns that must be addressed by a **civil engineer** or DDES engineering review staff. Under Targeted Drainage Review, engineering costs associated with drainage design and review are kept to a minimum because the review includes only those requirements that would apply to the particular project.

Threshold

Targeted Drainage Review is required for any proposed project that is subject to drainage review as determined in Section 1.1.1 (p. 1-9) but is not subject to Full or Large Project Drainage Review as determined in Sections 1.1.2.3 (p. 1-16) and 1.1.2.4 (p. 1-17), AND that has the characteristics of one or more of the following project categories:

T H R E S H O L D

- **TDR Project Category #1:** Projects that contain or are adjacent to a **flood hazard area, erosion hazard area, or steep slope hazard area** as defined in KCC 21A.06; OR projects located within a **Critical Drainage Area** or **Landslide Hazard Drainage Area**; OR projects that propose 7,000 square feet (3 acres if in Small Project Drainage Review) or more of **land disturbing activity**. *Note: at the discretion of DDES, this category may also include any project in Small Project Drainage Review that has a design or site-specific issue that must be addressed by a civil engineer.*
- **TDR Project Category #2:** Projects that propose to **construct or modify** a drainage pipe/ditch that is 12 inches or more in size/depth or receives surface and storm water runoff from a drainage pipe/ditch that is 12 inches or more in size/depth.
- **TDR Project Category #3: Redevelopment projects** that propose \$100,000 or more of improvements to an existing **high-use site**.

Scope of Requirements

R E Q U I R E M E N T S

IF Targeted Drainage Review is required, THEN the applicant must demonstrate that the proposed project complies with the selected core and special requirements corresponding to the project category or categories that best match the proposed project. The project categories and applicable requirements for each are described below and summarized in Table 1.1.2.A (p. 1-12).

Note: If the proposed project has the characteristics of more than one project category, the requirements of each applicable category shall apply.

Compliance with these requirements requires the submittal of engineering plans and calculations stamped by a **civil engineer**, unless deemed unnecessary by DDES. The engineer need only demonstrate compliance with those core and special requirements that have been predetermined to be applicable based on specific project characteristics as detailed below and summarized in Table 1.1.2.A (p. 1-12). The